

ESTIMATES PRIOR TO ELECTION

Minnewaska School District No. 2149

Analysis of Tax Impact for Potential Bond Issue
November 2025 Election

June 24, 2025

Bond Issue Amount	\$25,000,000
Number of Years	21
Capitalized Interest ⁺	\$825,000

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026 Compared to Payable 2025*	
		Annual	Monthly
Residential Homestead	\$100,000	\$16	\$1
	150,000	31	3
	200,000	45	4
	250,000	59	5
	300,000	73	6
	325,000	80	7
	350,000	87	7
	400,000	102	9
	500,000	130	11
	600,000	163	14
	700,000	196	16
Commercial/Industrial	\$100,000	\$39	\$3
	250,000	111	9
	500,000	241	20
	1,000,000	502	42
Agricultural Homestead** (average value per acre of land & buildings)	\$3,000	\$0.12	\$0.01
	4,000	0.16	0.01
	5,000	0.20	0.02
	6,000	0.23	0.02
	7,000	0.27	0.02
	8,000	0.31	0.03
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$3,000	\$0.23	\$0.02
	4,000	0.31	0.03
	5,000	0.39	0.03
	6,000	0.47	0.04
	7,000	0.55	0.05
	8,000	0.63	0.05
Seasonal Recreational Residential	\$100,000	\$26	\$2
	200,000	52	4
	300,000	78	7
	400,000	104	9
	500,000	131	11
	600,000	163	14

- ⁺ To maintain a level tax rate with future years, at least a portion of the interest payments due during fiscal years 2027 and 2028 would be made from bond proceeds.
- ^{*} Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.
- ^{**} For all agricultural property, includes a 70% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than \$3.8 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.